



# WALNUT PLANNING COMMISSION

**CITY COUNCIL CHAMBERS**  
21201 La Puente Road, Walnut, CA 91789  
7:00 P.M.

July 19, 2023

## **CORONAVIRUS DISEASE (COVID-19) ADVISORY**

To protect our constituents, City officials, and City staff, the City requests all members of the Public to follow the California Department of Health Services' guidance and the County of Los Angeles Health Officer's Recommendations for the control of COVID-19. Additional information regarding COVID-19 is available on the City's website at [www.cityofwalnut.org](http://www.cityofwalnut.org).

The July 19, 2023 Walnut Planning Commission meeting will be conducted in-person. The option to attend remotely, through teleconference (Zoom), is available to the Public.

Remote Public participation will be available in the following ways:

1) You may participate in the Meeting by joining from a PC, Mac, iPad, iPhone, or Android device:  
Please click on this URL to join:

<https://us06web.zoom.us/j/89176902680?pwd=SFovL2Y2blJYZ05zbzBOczY5UEZOdz09>

**Password: 233722**

2) To join by phone:

Dial (for higher quality, please dial a number based on your current location):

US: +1 669 444 9171 US +1 253 205 0468 US +1 719 359 4580 US+1 360 209 5623 US+1 386 347 5053  
US+1 507 473 4847 US+1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US+1 305 224 1968 US  
+1 309 205 3325 US

**Webinar ID: 891 7690 2680**

**Password: 233722**

3) You can email public comments to the Community Development Technician (Salma Rashad) at [srashad@cityofwalnut.org](mailto:srashad@cityofwalnut.org) before or during the Meeting, prior to the close of Oral Communications, or after the close of Public Comment on a Discussion Item, to be read by the Community Development Technician during that portion of the Meeting. Lengthy public comment may be summarized in the interest of time.

**CALL TO ORDER:** Chairperson Perez

**FLAG SALUTE:** Commissioner Fernandez

**ROLL CALL:** Commissioners: Dy, Fernandez, Perez, Sam, and Wang

**ORAL COMMUNICATIONS:**

This is the time for any person wishing to address the Planning Commission on any Item or issue not on the Commission Agenda. Other matters included on this Agenda may be addressed when that item is under consideration. For all oral communication(s), the Chairperson may impose reasonable limitations on public comments in order to assure an orderly and timely Meeting.

**REORGANIZATION:**

1. **Planning Commission Reorganization** – It is recommended that the Planning Commission make nominations and elect a new Chairperson and Vice-Chairperson to serve through June 2024.

**Reorganization**

- a. Assistant City Attorney assumes gavel.
- b. Assistant City Attorney to accept nominations for Chairperson.
- c. Assistant City Attorney presents gavel to new Chairperson.
- d. Chairperson to accept nominations for Vice-Chairperson.
- e. Chairperson, Vice-Chairperson, and Commissioners assume new seating arrangement on dais.
- f. Planning Commission comments.

**APPROVAL OF MINUTES:**

2. **June 21<sup>st</sup>, 2023** (Regular Minutes).

**PUBLIC HEARINGS:**

3. **Zoning Code Amendment to the R – 4 Medium High (MH) and R – 5 High (H) Zone(s).**

**Recommendation:**

1. Open the Public Hearing; and
2. Hear the Staff Report; and
3. Solicit input on this item; and
4. Close Public Hearing; and
5. Adopt PC Resolution No. 23-08 recommending to the Walnut City Council approval of the Zoning Code Amendment to incorporate by – right approval of projects with twenty (20%) percent lower income units within the R–4 MH and R–5 H Zones.

4. **Conditional Use Permit (CUP) 2023-004** – A request to operate and establish a child related business (dance studio/modeling school) located at 1211 N. Grand Avenue within the C-3; Heavy Commercial Zoning District.

**Recommendation:**

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit testimony from the Applicant and any other member of the Public regarding the Project;
4. Discuss amongst Commissioners;
5. Close the Public Hearing; and
6. Adopt PC Resolution No. 23-07 approving CUP 2023-004, subject to the attached Conditions of Approval (COA).

**OLD BUSINESS:**

None Scheduled.

**NEW BUSINESS:**

None Scheduled.

**DISCUSSION/TRANSACTION(S):**

None Scheduled.

**REPORTS AND COMMENTS:**

None Scheduled.

**ADJOURNMENT:**

**The next Planning Commission Meeting (Regular Meeting) is scheduled for Wednesday, August 2, 2023 at 7:00 P.M.**

**AMERICANS WITH DISABILITIES ACT:** It is the intention of the City of Walnut to comply with the Americans Disabilities Act (ADA) in all respects. If as an attendee or a participant at this Meeting and you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at (909) 595-7543 at least forty-eight (48) hours prior to the Meeting to inform us of your particular need(s) and to determine if an accommodation is feasible. Please advise us at that time if you will need accommodations in order to attend or participate in Meetings on a regular basis.

**AGENDA POSTING:** The Agenda for this Meeting is posted in the following listed sites at least seventy-two (72) hours prior to the date of the Meeting:

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1. Walnut City Hall, 21201 La Puente Road, Walnut CA.
2. United States Post Office, 280 S. Lemon Avenue, Walnut, CA.
3. Public Library (Walnut Branch), 21155 La Puente Road, Walnut, CA.
4. Walnut Senior Center, 21215 La Puente Road, Walnut, CA.
5. Internet [www.cityofwalnut.org](http://www.cityofwalnut.org) (Staff Reports included).